

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th6h

Filed: 2/7/02
49th day: 3/28/02
180th day: 8/6/02
Staff: JB-SC
Staff report: 2/15/02
Hearing date: 2/7/02

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government.....	San Luis Obispo County.
Local decision.....	Approved with conditions.
Appeal number.....	A-3-SLO-02-010
Applicants.....	Mr. John Pagent
Appellants.....	California Coastal Commission, Commissioners Sara Wan & Dave Potter
Project location.....	1970 Quintana Road, Morro Bay, San Luis Obispo County (APN(s) 073-131-006).
Project description.....	1) establish a horse boarding facility for up to 20 horses and an associated riding arena; and 2) replace an existing mobilehome as a farm support quarters, in the Agriculture Land Use Category.
Substantive file documents.....	D000112P.

STAFF RECOMMENDATION

Staff recommends that the Commission **open** and **continue** the public hearing to determine whether a substantial issue exists with respect to the grounds on which the appeal has been filed for the following reason: Pursuant to section 30621 of the Coastal Act, an appeal must be heard within 49 days from the date an appeal of a coastal development permit is filed with the Commission. The appeal for the above-referenced decision was filed on 2/7/02; the 49th day falls on 3/28/02 (after the Commission's March meeting but before the Commission's April meeting).



**California Coastal Commission
March Meeting in Monterey**

Staff: Jonathan Bishop Approved by:

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In accordance with section 13112 of the Commission's Administrative Regulations, staff has requested that the local government forward all relevant documents and materials regarding the subject permit within five working days of receipt of that notice. As of this date (2/15/02) the material necessary for a complete analysis had not yet been received, which does not provide adequate time to analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal at the March hearing. Therefore, staff recommends that the Commission open and continue the public hearing. The appeal will be tentatively scheduled for a substantial issue hearing at the Commission's April meeting in Santa Barbara.

